

ORDINANCE NO. 20080110-083

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE 8700 BLOCK OF SOUTH 1ST STREET FROM TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT, NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT, AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from townhouse and condominium residence (SF-6) district, neighborhood commercial-conditional overlay (LR-CO) combining district, and community commercial-conditional overlay (GR-CO) combining district to multifamily residence low density-conditional overlay (MF-2-CO) combining district on the property described in Zoning Case No. C14-2007-0199, on file at the Neighborhood Planning and Zoning Department, as follows:

A 13.259 acre tract of land, more or less, out of the William Cannon Survey No. 17, the S.F. Slaughter League Survey No. 1, and certain other tracts, in Travis County, the 13.259 acre tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as the property located at the 8700 Block of South 1st Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. A 25-foot wide vegetative buffer shall be established and maintained along the north and west property lines. Improvements permitted within the buffer zone

are limited to fencing, drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

- C. A six-foot high fence shall be constructed along the north and west property lines.
- D. Within the area located between 25 feet and 75 feet from the north and west property lines, a building or structure may not exceed a height of 20 feet from ground level.

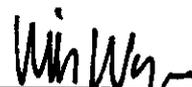
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence low density (MF-2) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on January 21, 2008.

PASSED AND APPROVED

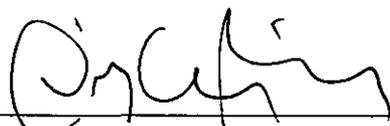
January 10, 2008

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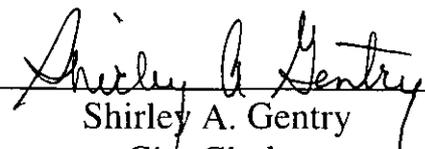
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

AUSTIN SURVEYOR

P O BOX 180243
AUSTIN, TEXAS 78718

C14-2007-0199

2105 JUSTIN LANE #103
(512) 454-6605

EXHIBIT A

FIELD NOTES FOR 13.259 ACRES

All that certain tract or parcel of land situated in the William Cannon Survey #17 and the S F Slaughter League Survey, No 1 in Travis County, Texas and being all of a 12 419 acre tract land described in Volume 10129 Page 851 of the Deed Records of Travis County, Texas and being also all of five tracts of land, designated as Tracts 6, 7, 8, 9, and Triangle, in a deed to Mickey Rich Plumbing and Heating, Inc recorded in Volume 12923, Page 173 of the above mentioned Deed Records and being more particularly described by metes and bounds as follows

BEGINNING at a point on the Northwest right-of-way line of South First Street, in the East corner of the above mentioned 12 419 acre tract for the East corner of this tract

THENCE S 27°13'45" W with the above mentioned Northwest right of way line 577 06 feet to the North corner of the above mentioned Tract 9 and the P C of a curve to the left, said curve having a radius of 494 12 feet and a central angle of 22°38'15"

THENCE continuing with the new right of way line of South First Street and the arc of said curve 195 23 feet, the long chord of which bears S 06°40'13" W 193 96 feet to a point on the East line of the said Triangle tract for the PT of the said curve

THENCE S 04°38'56" E with the new West right-of-way line of South First Street 124 48 feet to the Southeast corner of the above mentioned Tract 7 and the Southeast corner of this tract

THENCE S 87°36'43" W with the South lines of Tracts 7, 8, 9, and 6 593 60 feet to the Southwest corner of the said Tract 6 and the Southwest corner of this tract

THENCE N 02°23'17" W 35 15 feet to a the Northwest corner of the said Tract 6 and the South corner of the said 12 419 acre tract for an angle point of this tract

THENCE N 10°40'54" E 1026 17 feet to the North corner of the said 12 419 acre tract for the North corner of this tract

THENCE S 74°29'21" E 706 55 feet to the POINT OF BEGINNING, containing 13 259 acres of land, more or less

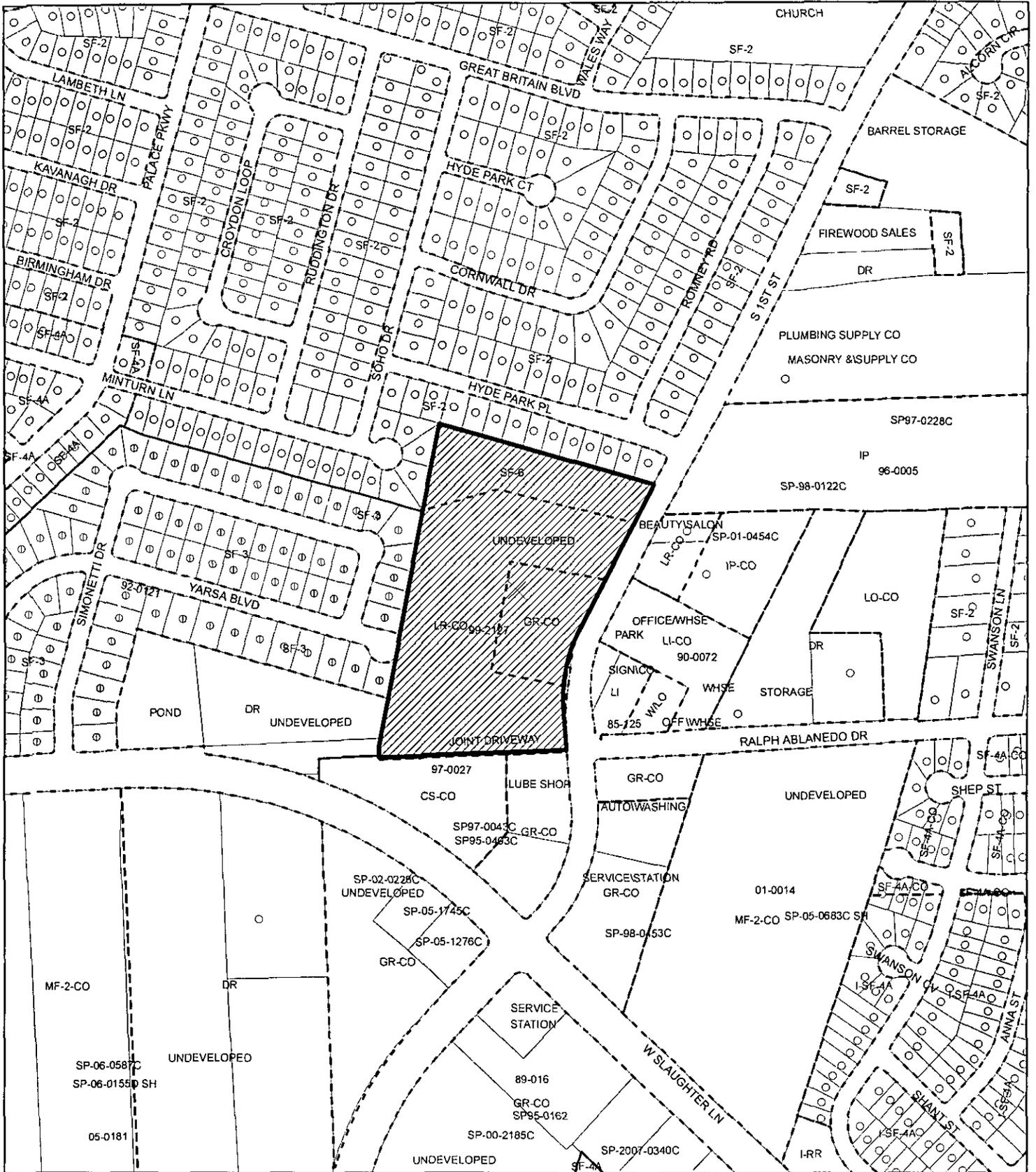
I, Claude F Hinkle, Jr , a Registered Professional Land Surveyor, do hereby certify that these field notes were prepared from public records and calculations made under my supervision during October of 1999 and are correct to the best of my knowledge and belief. This does not constitute an on-the-ground survey and no monuments were set. These field notes were prepared for the rezoning of this tract by City of Austin. Any use of this description by these or any other persons for any other use or purpose is expressly prohibited.



Claude F. Hinkle, Jr.

Claude F Hinkle, Jr
R P L S No 4629

30 Nov 99
Date 983 doc



ZONING EXHIBIT B



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2007-0199
 ADDRESS 8600-8814 S 1ST ST
 SUBJECT AREA 13.259 ACRES
 GRID F14
 MANAGER W. RHOADES



OPERATOR S MEEKS

1" = 400'

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.